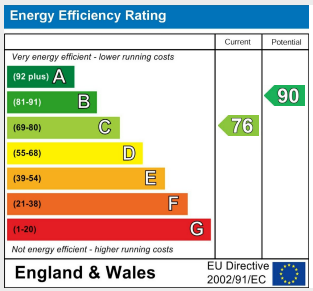
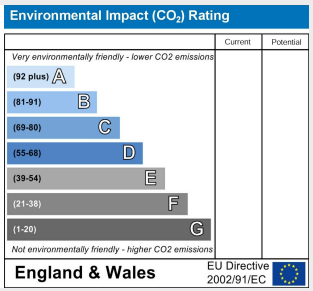
Paul Mason Associates

Princes Avenue, Southminster, CM0 7HB

£290,000

- No Onward Chain
- Three Bedroom Semi-Detached House
- Off Road Parking
- Landscaped Low Maintenance Rear Garden
- Entrance Hall
- Spacious Lounge
- Kitchen/Dining Room
- Three Piece Bathroom Suite
- Close Proximity to Local Amenities
- EPC - C





NO ONWARD CHAIN - This well presented three bedroom semi-detached house commences with a welcoming entrance hall with access to the well sized lounge measuring 16'0" x 12'9", the kitchen/dining room which includes modern units fitted to eye and base level, a breakfast bar and space for a dining table and lastly, to the bathroom suite. The staircase situated in the entrance hall leads to a landing with doors to the three bedrooms.

The property boasts a beautifully landscaped rear garden, a wonderful outdoor space which is low maintenance with an 'L' shaped paved patio seating area, an AstroTurf lawn area and raised decorative flower beds. Additionally, the house benefits from plenty of off-road parking to the frontage, a valuable feature that adds to the convenience of daily life. Viewing comes highly recommended to appreciate the property on offer.

Located in the village of Southminster, a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room
3.9m x 2.8m (12'9" x 9'2")

Lounge
4.9m x 3.9m (16'0" x 12'9")

Bathroom

FIRST FLOOR

Landing

Bedroom One
4.9m x 2.8m (16'0" x 9'2")

Bedroom Two
3.2m x 2.6m (10'5" x 8'6")

Bedroom Three
2.3m x 1.9m (7'6" x 6'2")

EXTERIOR

Rear Garden

Frontage/Driveway

Agent Note
We have been advised by the seller that the property has experienced seasonal movement, however there is no evidence of subsidence. The seller holds a full structural report confirming this.

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

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Paul Mason Associates Limited Registered in England Number - 6767946
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